064.0	0003	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	840,200	/	840,200
USE VALUE:	840,200	/	840,200
ASSESSED:	840,200	/	840,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUCK STEPHEN R &
Owner 2:	COLEMAN JULIA H
Owner 3:	
Street 1:	127 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCPHILLIPS DAMIEN/ROISIN -
Owner 2:	-
Street 1:	127 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 2020 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4275.000	494,800		345,400	840,200
Total Card	0.098	494,800		345,400	840,200
Total Parcel	0.098	494,800		345,400	840,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.02 | /Parcel: 416.02

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	41289
GIS Ref	
GIS Ref	
Insp Date	06/11/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 064.0-0003-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	494,800	0	4,275.	345,400	840,200		Year end	12/23/2021
2021	101	FV	480,100	0	4,275.	345,400	825,500		Year End Roll	12/10/2020
2020	101	FV	479,800	0	4,275.	345,400	825,200	825,200	Year End Roll	12/18/2019
2019	101	FV	364,900	0	4,275.	345,400	710,300	710,300	Year End Roll	1/3/2019
2018	101	FV	364,900	0	4,275.	231,900	596,800	596,800	Year End Roll	12/20/2017
2017	101	FV	364,900	0	4,275.	222,000	586,900	586,900	Year End Roll	1/3/2017
2016	101	FV	364,900	0	4,275.	202,300	567,200	567,200	Year End	1/4/2016
2015	101	FV	338,900	0	4,275.	162,800	501,700	501,700	Year End Roll	12/11/2014

!5565!

PRINT

Date	Time
12/30/21	02:23:59

LAST REV

Date	Time
05/01/14	10:23:50
philc	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5565

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCPHILLIPS DAMI	59588-249		7/24/2012		527,500	No	No		
DUNN KENNETH F-	46988-545		2/17/2006		430,000	No	No		
	12286-517		9/13/1972			No	No		N

USER DEFINED

Prior Id # 1:	41289
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2013	1161	Add Bath	4,878,515	C				
6/25/2013	934	Manual	24,785	C				
4/2/2008	305	Re-Roof	7,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2014	External Ins	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
7/10/2013	Info Fm Prmt	EMK	Ellen K
6/11/2009	Meas/Inspect	189	PATRIOT
7/25/2006	MLS	HC	Helen Chinal
10/5/1999	Mailer Sent		
10/5/1999	Measured	263	PATRIOT
7/26/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4275		Sq. Ft.	Site		0	70.	1.15	11			Med. Tr	-10					345,399						345,400	

Total AC/HA:	0.09814	Total SF/SM:	4275	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	
Total:	345,399	Spl Credit		Total:	345,400				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23104143
Const Adj.:	1.01989794
Adj $ / SQ:	169.497
Other Features:	81000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	518620
Depreciation:	23857
Depreciated Total:	494763

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

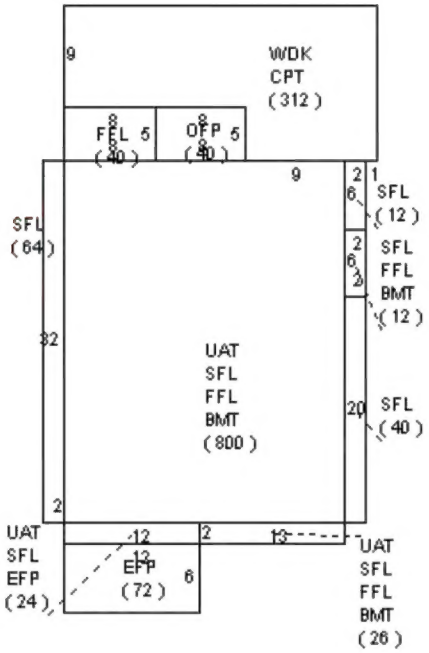
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	186.45
Special Features:	0	Val/Su Net:	136.76
Final Total:	494800	Val/Su SzAd	273.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	929	169.500	157,480
FFL	First Floor	878	169.500	148,819
BMT	Basement	838	50.850	42,612
CPT	Carport	312	11.740	3,661
WDK	Deck	312	9.390	2,929
UAT	Upper Attic	213	130.510	27,734
EFP	Enclos Porch	96	56.690	5,442
OFP	Open Porch	40	44.880	1,795
	Net Sketched Area:	3,618	Total:	390,472
Size Ad	1807.1	Gross Area	4304	FinArea 2020

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

064.0-0003-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	